

ONE
PEARL
SQUARE



 GATEWAY JAX

 JLL

±98,000 SF OFFICE

Pearl Square, Jacksonville, FL

PEARL SQUARE:

CENTERED IN JACKSONVILLE'S TRANSFORMATION

Jacksonville is entering a new era of unprecedented growth, with more than **\$8 billion in public and private investment** underway — from the new University of Florida Technology & Innovation campus to the Jaguars Stadium of the Future.



\$8 BILLION
in the development pipeline



\$500 MILLION
in transportation and public spaces



\$300 MILLION
University of Florida Technology and Innovation campus to start classes 2026



UNIVERSITY OF FLORIDA
New \$300 million graduate campus and \$80 million Florida Semiconductor Institute

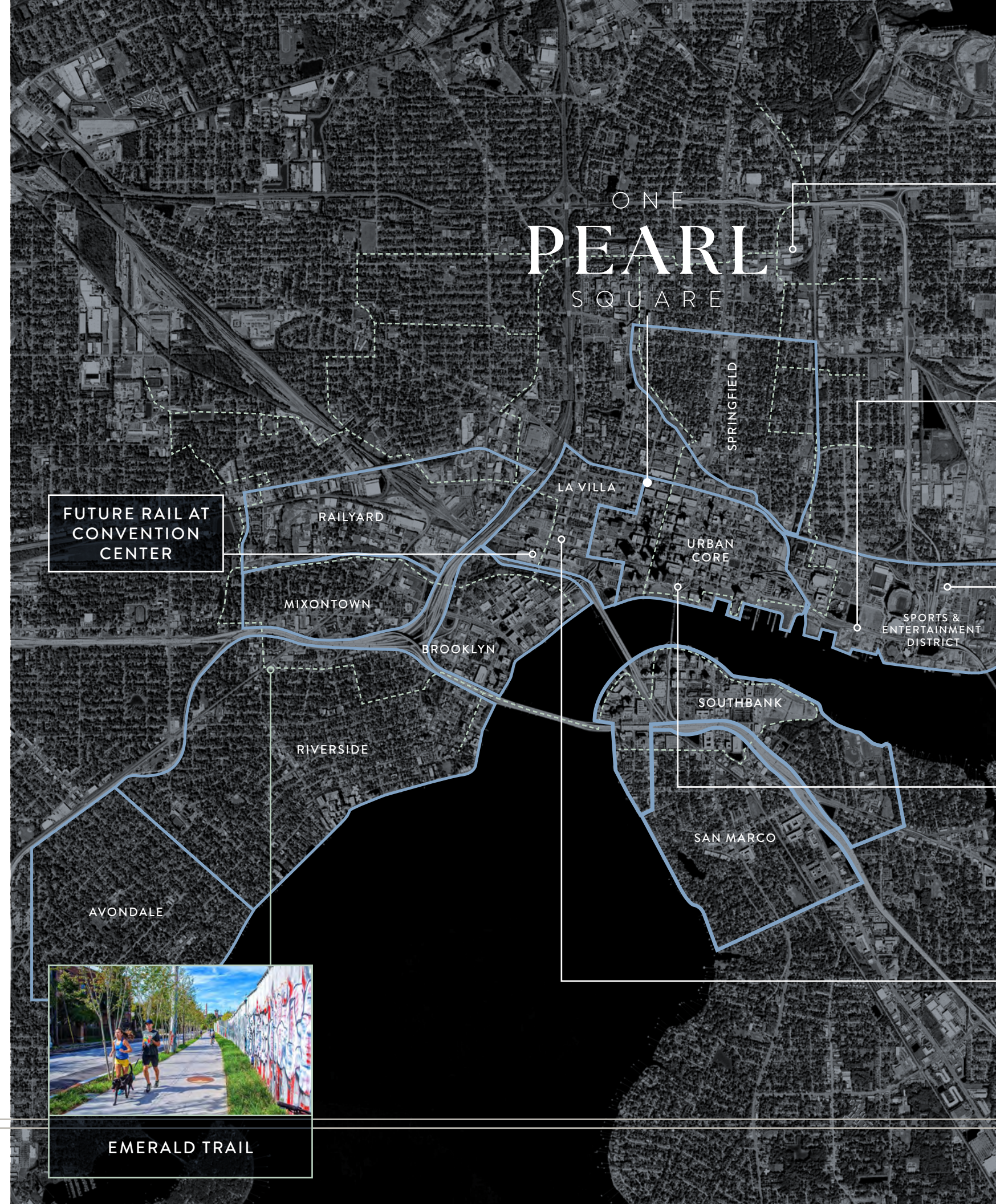


EVERBANK STADIUM
Jaguars' Stadium of the Future – \$1.4 billion investment partnership between The City of Jacksonville and the Jacksonville Jaguars



EMERALD TRAIL
A 30-mile bicycle/pedestrian trail connecting 14 historic neighborhoods and downtown to local trails, parks, schools, businesses, and transit, linking Jacksonville's boroughs experiencing exciting development and growth.

At the center of it all is **Pearl Square**, a \$750M transformation of nine downtown blocks into a vibrant, walkable neighborhood. This is where people will live, dine, shop, and gather — and where forward-looking companies can establish their presence.



PHOENIX ARTS DISTRICT



FOUR SEASONS



EVERBANK STADIUM



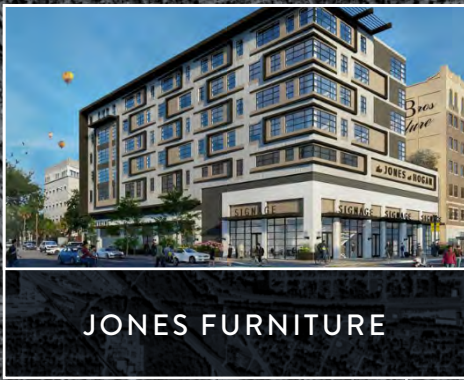
RIVERFRONT PLAZA



UNIVERSITY OF FLORIDA TECHNOLOGY & INNOVATION CAMPUS



EMERALD TRAIL



JONES FURNITURE



1ST AND MAIN



UNION ST. TERMINAL



RISE | DORO

ONE PEARL SQUARE



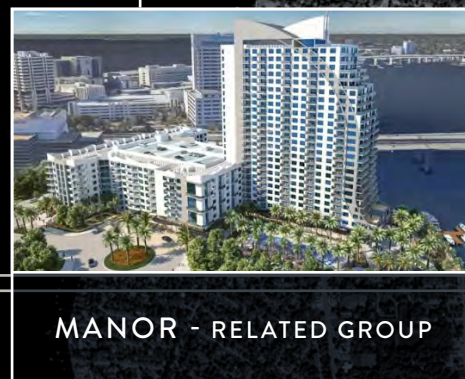
BROOKLYN - PARK ST.



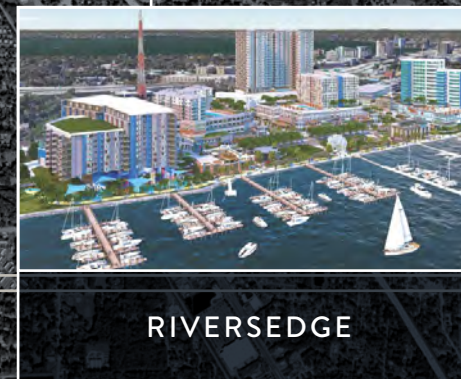
BROOKLYN - FOREST ST.



ONE RIVERSIDE
Whole Foods - Opening 2026



MANOR - RELATED GROUP



RIVERSEGE

RESIDENTIAL GROWTH IN JACKSONVILLE



12.3K
total residential units



18.3K
total residents



#1
Fastest Growing Metro in the State
– 2025 JAXUSA Report



#3
Largest City for Economic Growth
– Coworking Café 2025



#7
Best Big City to Live
– U.S. News and World Report 2025



TOP 10
US cities for fastest population growth
– U.S. Census Bureau, May 2025

A NEW NEIGHBORHOOD

IN THE HEART OF DOWNTOWN JACKSONVILLE

Pearl Square offers more than 2 million square feet of mixed-use development across residential, retail, hospitality, and green space. For companies, this means:

- **Talent Advantage:**
1,250 new apartments + 5,000 residents within walking distance.
- **Lifestyle at the Doorstep:**
Publix grocery, The Ambassador Hotel, 15+ chef-driven restaurants, 20+ shops.
- **A Curated Outdoor Realm:**
Signature plazas, shaded sidewalks, Porter House Garden, and the curbless Klutho's Alley for outdoor dining and events.

What the future holds:



\$2 BILLION
District Development



1.5 MILLION+
Square Feet of Urban Density



5,000 UNITS
of Multi-Family Development



500,000
Square Feet of Retail Space



30 ACRES
of Urban Land Holding

ONE PEARL SQUARE

PEARL SQUARE Public Space

Pearl Square serves as the community's gathering place, where mature trees, generous sidewalks, and cozy outdoor dining elevate everyday experiences for all who live, work and visit.



515 PEARL STREET Residential & Retail

205 fully-amenitized residential units featuring 5 ground floor dining options and steps away from lively programming. Delivering 2026.

AMBASSADOR HOTEL Hospitality

Overlooking Porter House Garden, offering 110 guest rooms and featuring a curated dining experience.

440 BEAVER STREET Hotel, Residential & Retail

394 rental units and 143 hotel rooms with high design and modern amenities, including vibrant social spaces, a lush pool deck, full-service gym, and ground-floor shops and restaurants along Pearl Square.

425 BEAVER STREET Residential & Retail

286 refined apartments positioned along bustling Beaver Ave and beautiful Pearl Street, connecting residents to daily goods, convenient services and novel dining experiences.

PEARL & HOGAN GARAGES Retail & Parking

Over 1,400 convenient parking spaces anchored by retail and restaurants along Beaver Street within a revitalized public realm.

KLUTHO'S ALLEY Public Space

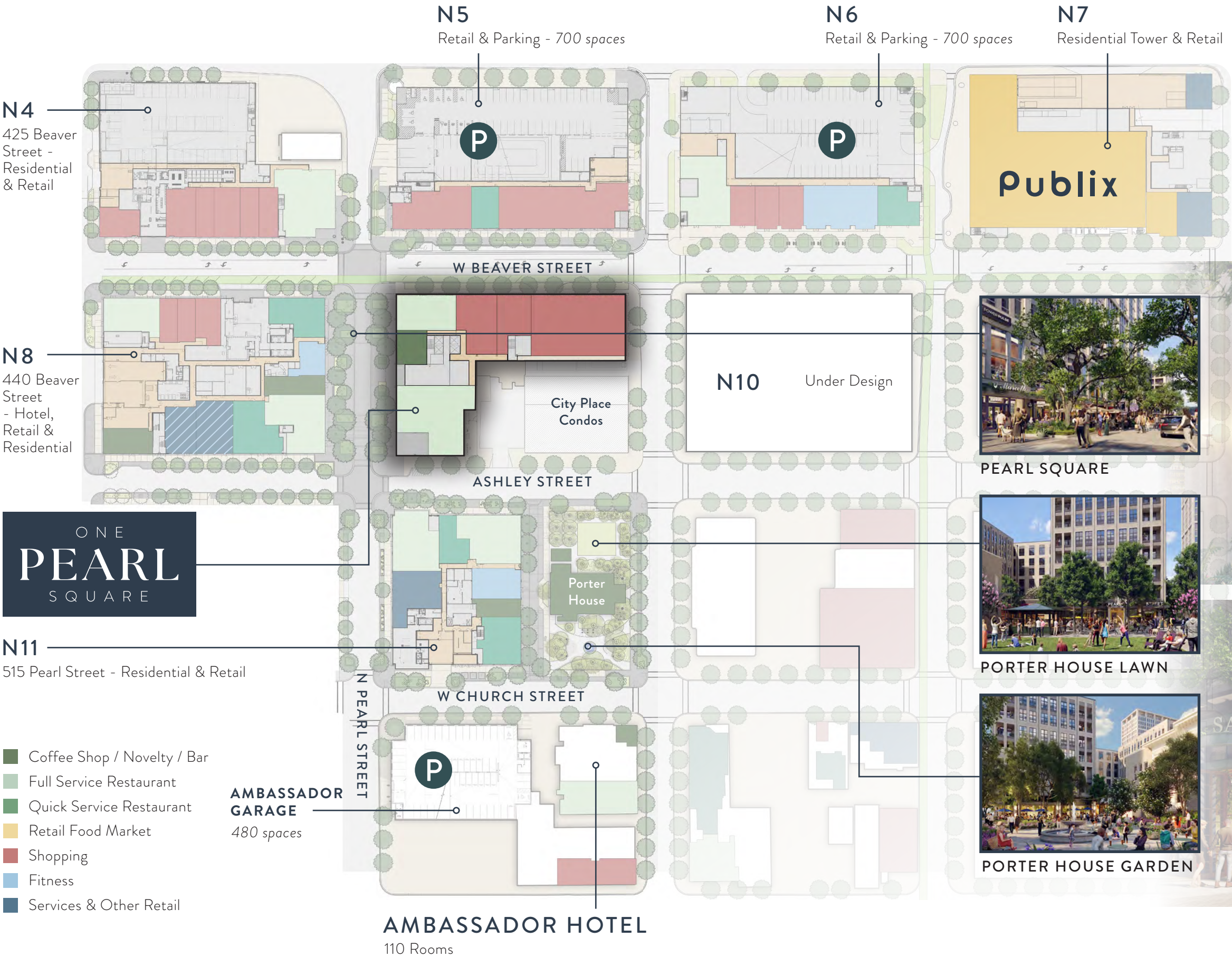
Retail lined European-style woonerf with outdoor dining experiences and walkable neighborhood shops



PORTER HOUSE Green Space

Pearl Square's hidden gem serves as the central outdoor gathering space featuring an activated north lawn, lush garden, and vibrant shops and restaurants along Klutho's Alley.

RETAIL
AND
DINING
AMENITIES





A FLAGSHIP ADDRESS

IN JACKSONVILLE'S
NEW DOWNTOWN

One Pearl Square - anchoring a
new neighborhood

- 98,000 SF across 6 stories
- Flexible, efficient floorplates (16-27K SF)
- Abundant natural light + outdoor terraces
- Hospitality-inspired lobby and amenities
- Ground-floor food & beverage destinations
- Parking ratio of 3/1,000 SF
- This boutique office environment is designed for companies who want the prestige of being first - with the visibility and branding opportunities that come with it.


MA




Hoerr Schaudt


FEATURES





- 


Generous ceiling heights
- 


Optional primary tenant stair connection to lobby
- 


Large windows with abundant natural light
- 

Parking Ratio: 3/1,000 SF
- 

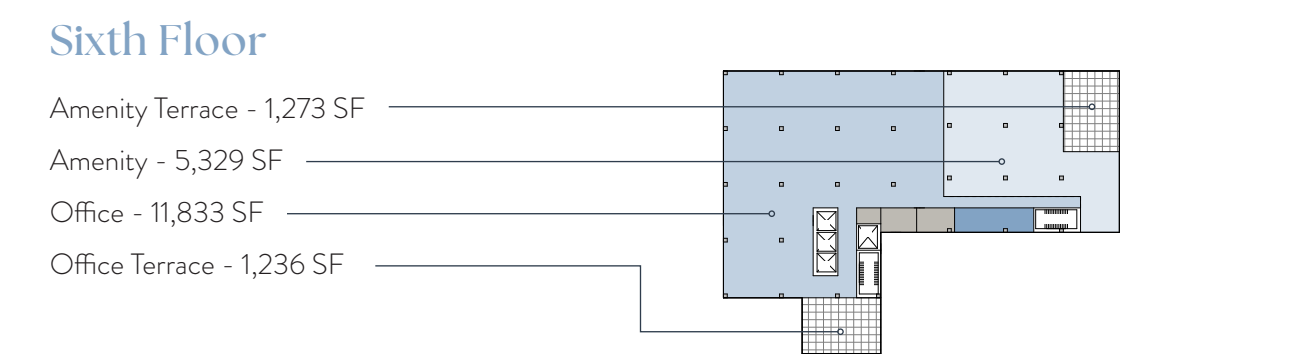
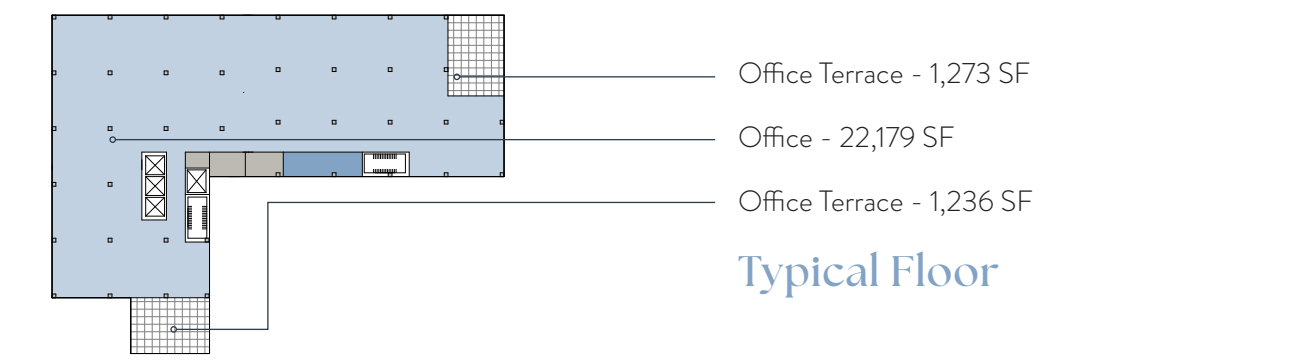
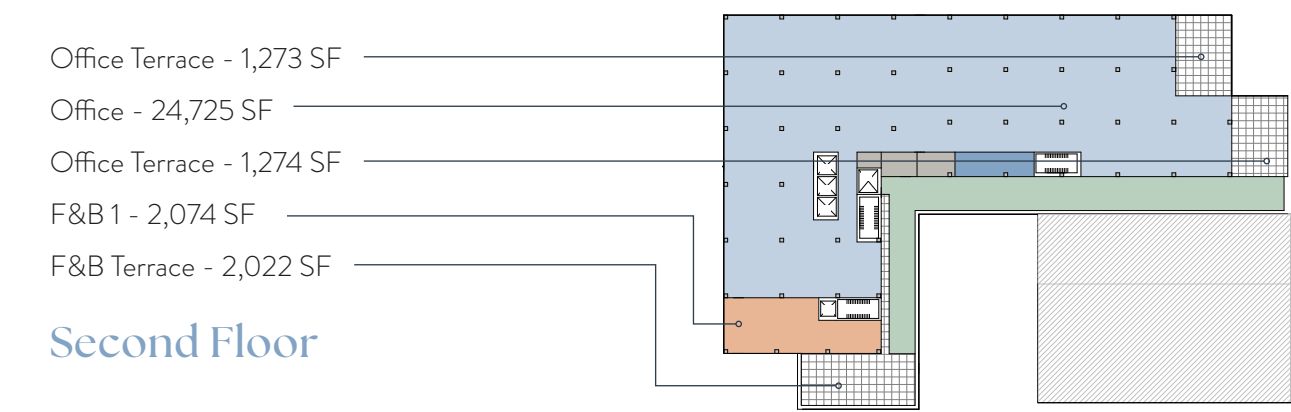
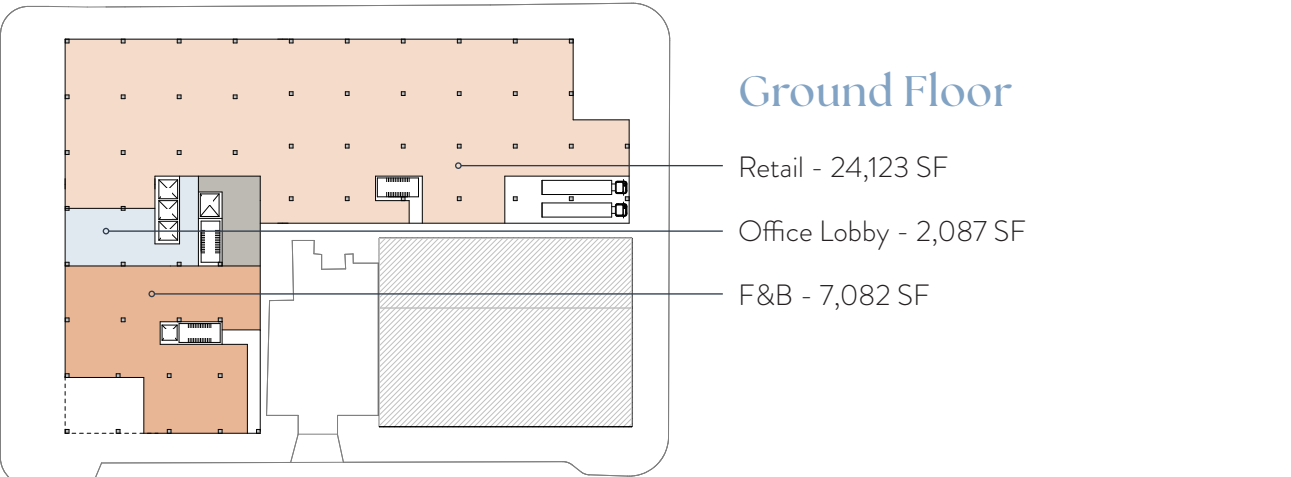
Side core design for flexible layout
- 

Ground floor dining destinations
- 

16K - 27K SF floorplates
- 

Hospitality-inspired common area design
- 

Terrace/outdoor space for select units





A TEAM WITH A TRACK RECORD OF TRANSFORMATION

Pearl Square is led by Gateway Jax, a Jacksonville-based development firm founded in 2022 by a team with decades of experience delivering transformative projects across North America — including Water Street Tampa and National Landing DC.

Backed by strong financial partners, Pearl Square construction is underway now, with first residential and retail deliveries in 2026 and One Pearl Square soon after.

This is not a vision — it's a neighborhood already taking shape.

 GATEWAY JAX

OF PLACE

Water Street Tampa

- 56 acres of contiguous land
- \$4B in total investment
- 9M SF of new commercial, residential, hospitality, retail, cultural, entertainment and educational uses
- 13 acres of public space
- The world's first Pre-certified WELL Community
- LEED ND Designation



National Landing

- 20 acres of public space
- 6,000 multifamily units
- 5M SF Amazon HQ2
- 7M SF new and repositioned office space
- 600K SF retail
- \$1B Virginia Tech Innovation Campus
- \$4B in transportation projects, including new Metro station, new Amtrak station and North America's first downtown pedestrian airport connection

BE FIRST. BE CENTRAL. BE PART OF JACKSONVILLE'S FUTURE

One Pearl Square is your opportunity to secure a flagship office presence in Jacksonville's newest neighborhood. With limited availability and unmatched amenities, this is where the city's future takes root.



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